



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: September 14, 2016

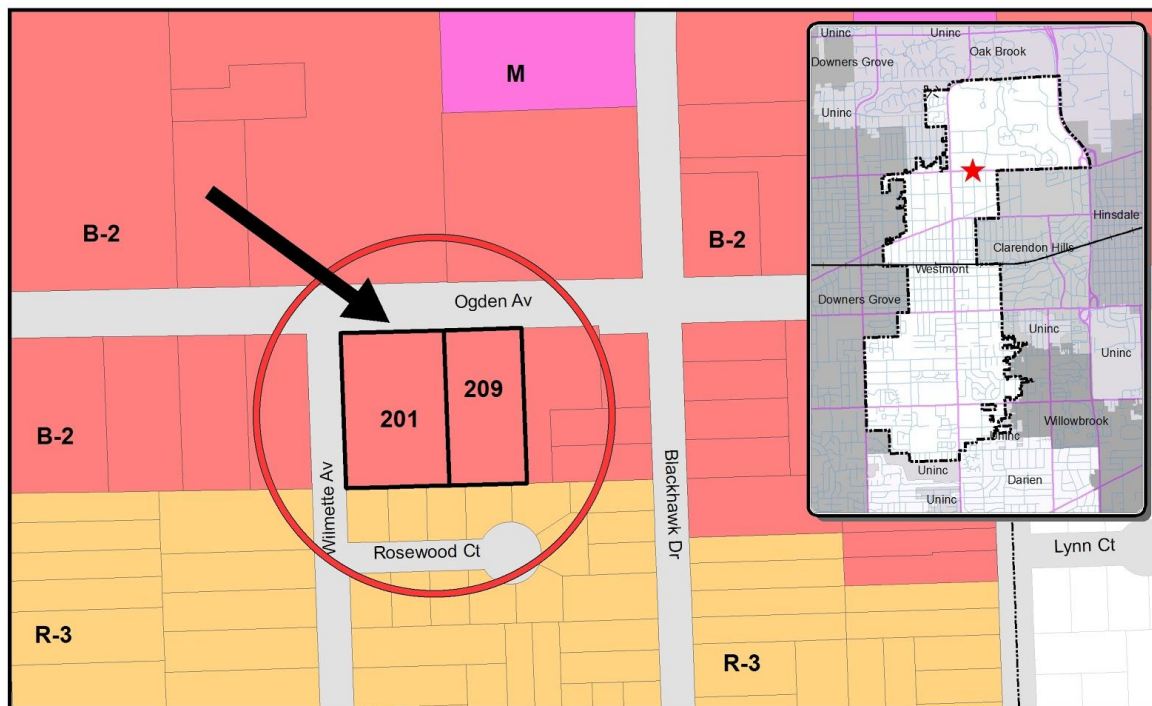
P/Z 16-021

TITLE: Napleton Westmont Porsche regarding the properties located at 201 and 209 East Ogden Avenue, Westmont, IL 60559 for the following:

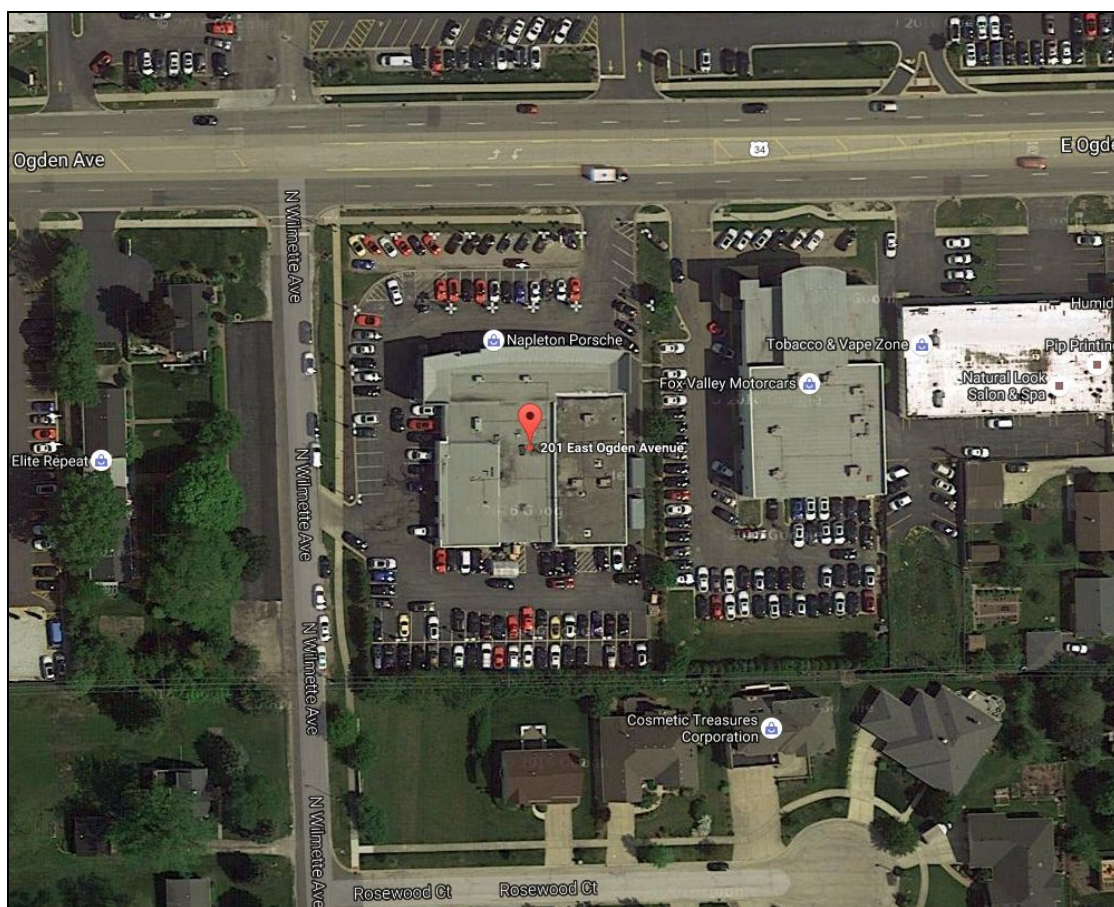
- (A) Special Use Permit request to operate an automotive dealership in the B-2 General Business District.
- (B) Zoning Code Variance request to increase the number of allowable signs.
- (C) Preliminary Plat of Subdivision to consolidate the properties into one lot.
- (D) Site and Landscaping Plan approval.

BACKGROUND OF ITEM

The subject lots are located on the southeast corner of East Ogden Avenue and North Wilmette Avenue. 201 East Ogden houses the existing Porsche dealership, and 209 East Ogden was formerly occupied by a Lamborghini dealership. The applicant purchased 209 East Ogden in anticipation of this proposed expansion.



Zoning Map - 201 and 209 East Ogden Avenue



Aerial Map - 201 and 209 East Ogden Avenue

The applicant has requested to expand the existing Porsche dealership at 201 East Ogden by combining the building with the adjacent building on 209 East Ogden. This structure would fill the gap between the two buildings and create a uniform facade to Ogden Avenue. New interior service bays would help to meet demand placed on the dealership as sales have increased. The parking lots would be improved and combined, relocating the existing on-site stormwater detention at 209 East Ogden to underground facilities. To facilitate this expansion, the two separate lots must be combined into one encompassing lot.

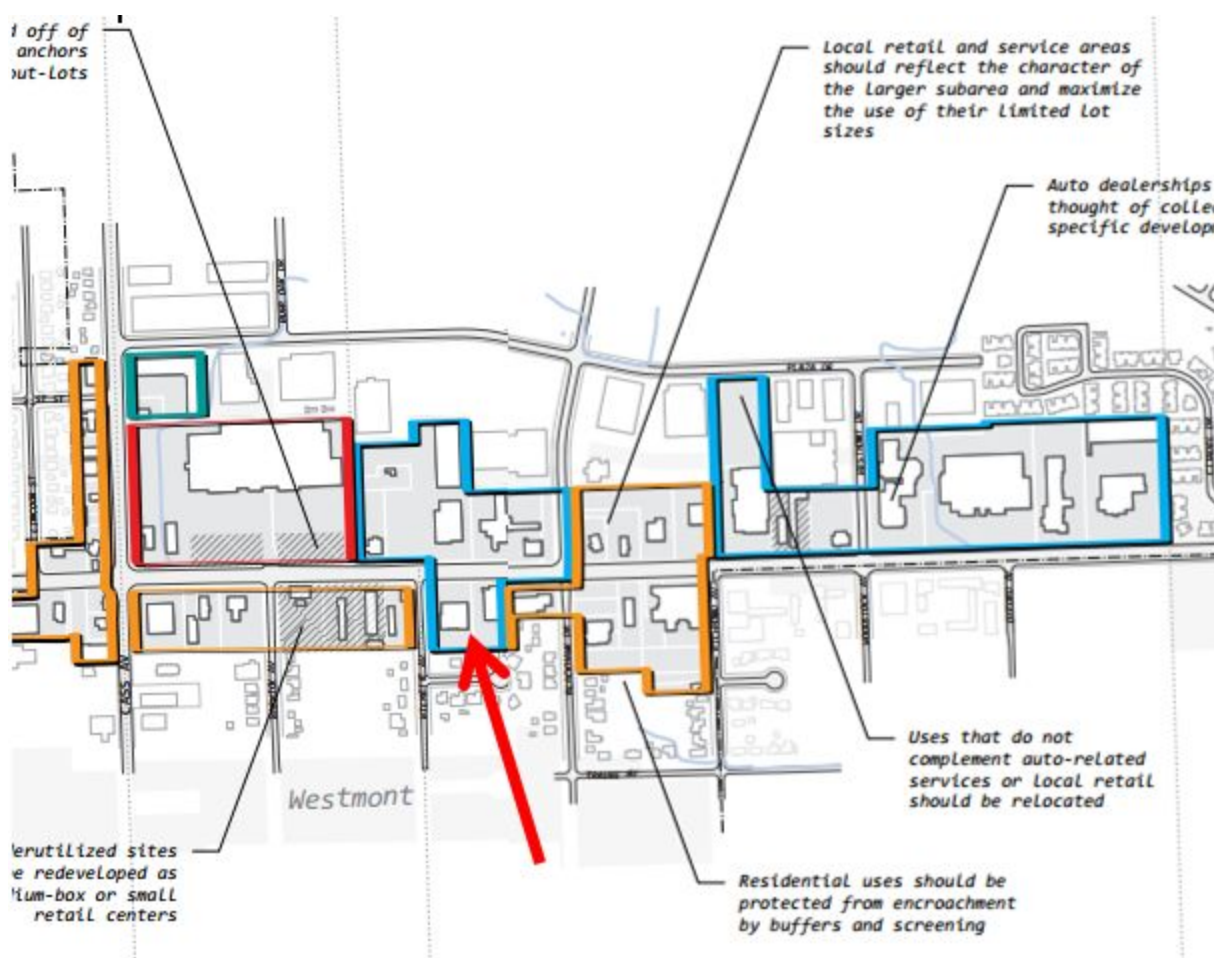
Additionally, the new facilities propose three signs when only two would be permitted, and a variance has been requested to allow for the additional signage.

ZONING ANALYSIS

The subject properties are located in the B-2 General Business District. Properties to the east, west and north are similarly zoned, and properties to the south are zoned R-3 Single Family Detached Residence District. To expand at this location, both a Special Use for the dealership and a Variance for signage are required and will be discussed in detail below.

Comprehensive Plan, Economic Development and Design Guidelines

The subject property is located in the “Auto Mile District” of the Ogden Avenue Subarea within Westmont. The Auto Mile District includes a mix of small to medium sized developments with businesses providing local goods and services, restaurants, and regional automobile sales centers. One of the goals of the Ogden Avenue Subarea is improving the image, appearance, and overall attractiveness of the corridor, and specifically within the Auto Mile District the goal is to create a more attractive environment so customers can easily access the auto dealerships. The Comprehensive Plan notes that uses that do not complement auto-related services or local retail should be relocated. In this case, the new facilities will support the Porsche dealership in terms of providing better service needs for customers and helping to meet parking requirements for the dealership. The site is not located in a TIF district.



Comprehensive Plan excerpt

Westmont's Economic Development Committee recommends improving the Village's streetscape appearance whenever possible. The applicant proposes street trees along the Ogden Avenue corridor which is an improvement staff has required for all of the recent auto dealership expansions, and should be a visual improvement along this corridor for years to come. Service areas are recommended to be located at the rear of buildings or completely enclosed, and this instance the service entrance is set back slightly from the front facade and integrated within the architecture. Landscaping is still in the process of being reviewed to ensure goals of screening and beautification are met while still allowing auto inventory to be visible from Ogden Avenue. The Comprehensive Plan Design Guidelines include "Special Considerations for Auto Dealerships" regarding cross access, attractive display of inventory, avoidance of gaudy signage and appropriate lighting. The applicant presented this project proposal to the Economic Development Committee on August 3, 2016, and received a unanimous positive recommendation. The Comprehensive Plan Corridor Design Guidelines are attached for reference.



Street View - 201 East Ogden Avenue - Porsche Dealership



Street View - 209 East Ogden Avenue - Former Lamborghini Dealership

Special Use Request

Appendix "A", Section 7.03(A)(8)(d) requires all automobile dealerships in the B-2 General Business District receive a special use and abide by the special condition of vehicle screening.

A Special Use Permit is requested for an automobile dealership at the proposed consolidated property created for the new construction. Although both new and used sales have occurred on individual parcels in the past with appropriate Village permissions, a special use permit is required for the new lot.

Automobile dealerships in the B-2 General Business District require a special use condition "that there shall be compliance with an approved landscaping plan providing for the screening from view of vehicles awaiting service or customer pickup; or provided that there shall be enclosed storage of all vehicles awaiting service or customer pickup."

The applicant states that the proposed landscape improvements along the perimeter of the property will adequately screen any vehicles on the property for service reasons, and proposed landscaping will be reviewed by the Village's consultant to ensure compliance with code requirements.

The ***Special Use standards*** are:

A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- (1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by

the village board pursuant to the recommendation of the plan commission.

Variance Request

Village code for signage permits that a corner business may have 2 wall signs in addition to a ground sign. As proposed, the applicant is requesting one additional ground sign to designate a service entrance. The sign would be located under the canopy of the facade. Overall signage for the site would not be exceeded, as 280 square feet would be permitted for ground signs, and both the existing and proposed sign would total 97 square feet.

SITE PLAN COMMENTS

The new facilities will combine the existing buildings and combine the separate parking lots. With just over 37,000 square feet, the facilities would require 62 spaces based on the required calculation of 1 space for every 600 square feet of floor area. The site plan provides approximately 95 spaces for parking and inventory. This would be in addition to the over 100 spaces that were created in 2015 when the applicant purchased and improved the lot at 115 East Ogden Avenue for employee parking and inventory storage. Although not all spaces are accessible to customers, the site has ample parking provided based on Village code requirements.

Landscaping comments are noted below by the Village's consultant. The parkway adjacent to Wilmette will be improved as a part of this project and trees will be planted along Ogden Avenue. Although preferred on the parkway along Ogden, the street trees will be installed on private property due to a limited parkway planting area.

Very little new stormwater detention is required as much of the construction is replacing existing asphalt. New asphalt is proposed to be installed where a detention pond currently exists on 209 East Ogden to maximize available parking, and the current detention along with any new requirements will be relocated underground.



Looking east along Ogden Avenue at existing facilities.

STAFF COMMENTS

Engineering/Public Works

Preliminary comments on the engineering plans from the Village Engineer and the Village's retained engineering consultant found no significant issues. Wilmette Avenue will be improved as a requirement of this project.

Landscaping

Landscape review found that improvements to tree planting locations are needed including trees along the southern property line. Additionally, staff notes that foundation plantings will need to be added adjacent to the building, or the required quantity of foundation plantings should be accommodated in other existing landscaped areas.

Fire Department

The fire department had initial concerns for access around the building and limitations of combining the fire suppression systems of the two separate buildings. The applicant has met with village staff and remedies to the concerns can be addressed through final site revisions and the general permitting process.

SUMMARY

The applicant seeks approval a signage variance, a plats of subdivision for consolidation, and site and landscaping plan approval in order to build a redeveloped automotive campus in the B-2 General Business District. The applicant will need to continue working with staff in order to meet engineering and landscape requirements prior to proceeding to the Village Board. The proposed use will enhance the existing Porsche dealership which significantly contributes to the Village's retail tax base.

DOCUMENTS ATTACHED

1. Copy of the public notice as published in the August 31, 2016 edition of Westmont Suburban Life.
2. Staff review comments from Fire Prevention Bureau Director Larry Kaufman dated August 11, 2016, Village Engineer Noriel Noriega dated September 1, 2016, and Engineering, Traffic and Landscape consultant James Patterson dated August 29 , 2016.
3. Staff comments response, prepared by Intech Consultants Inc., dated September 9, 2016.

4. Application for variances, special use, subdivision, and site and landscaping approval dated May 06, 2016.
 - a. Preliminary Engineering Plan, Site Plan, and Plat of Consolidation, prepared by Intech Consultants Inc., dated August 4, 2016.
 - b. Plat of Survey, prepared by Intech Consultants Inc., dated May 16, 2016.
 - c. Landscape and Tree Survey Plans, prepared by Design Perspectives Inc., dated August 4, 2016.
 - d. Floor Plans and Elevations, prepared by RC Bowman Architecture, dated July 28, 2016.